

CNC MEETING

6:30pm West Precinct Conference Room, 810 Virginia St.

CNC Board Members Present: John Coney (Ch.), Dennis Ross, Bob Lucas, Andrew Taylor, Irene Wall, Pete Spalding, Chris Leman, Pat Murakami (SE)

Guests: Marco Lowe (Dir. Community Outreach, Office of the Mayor), Jackie Ramels/Cami McNamara/Gary Ogden (Alki Community Club)

Minutes of June 27 adopted (Spalding/Ross)

Marco Lowe, Dir. of Community Outreach, Office of the Mayor

CNC Board Members discussed with Lowe diverse topics including sale of Soundways property in Delridge (Spalding), proposed strip club ordinance and regulation (Leman), police conflict of interest regarding overtime work at clubs (Leman), South Lake Union Streetcar project (Wall).

Lowe responded to questions about the proposed two-way Mercer/narrow Valley St. transportation improvement project in South Lake Union. He emphasized the pedestrian-friendly aspects of the two-way Mercer design. He reviewed the SLU streetcar concept and the planned Waterfront Streetcar Barn east of Occidental Park in Pioneer Square and the Rainier Vista mixed income housing project.

DPD Staff Members Jory Phillips and Katie Sheehy joined Marco Lowe for a discussion of building code changes and zoning changes proposed under the Mayor's Neighborhood Business District Strategy (NBDS). A CNC set of positions on this topic has been under development by the CNC Neighborhood Planning Committee chaired by Irene Wall.

Phillips outlined the major points of the NBDS and the more general proposed code/zoning changes.

It was agreed that the most immediately controversial item would be the proposed building code change that would allow the market demand to control the number of parking slots in new structures.

Wall asked what residential amenities including open spaces will result from the implementation of the NBDS? The map of urban village pedestrian zones (P Zones) to be subject to code changes was reviewed. There were differing opinions as to how the new possibility of residential-only multifamily structures inside the P Zones would work in different neighborhoods. The current P Zone proposals are limited to 6 urban villages and centers with well developed transit. Lowe indicated the possibility under the NBDS for improved provision of open space detached from a redevelopment land parcel but within the neighborhoods and for right of way improvements beyond what is required today. He pointed out that vested redevelopment projects that already have Master Use Permits would not be affected by the proposed code changes.

Katie Sheehy and Irene Wall discussed precedents in other cities for improved residential amenities in exchange for increased urban village density. Development surcharges have been used to create amenities funds for such neighborhoods including capital improvement projects, open space acquisitions, and right of way improvements, i.e. streetscapes, pedestrian-friendly measures. Wall pointed out the need to obtain good estimates of the square footage costs for decks in both wooden and concrete/steel frame structures in order to fairly estimate the value of amenities within the footprint of a multi-family redevelopment project. She noted the need to continue to keep a priority list of needed

CIPs for neighborhoods as indicated in Neighborhood Plans and by other means.

Lowe pointed out that this is the time for neighborhood business districts and urban villages to indicate whether or not they wish to be included in P Zones and/or the extension of a P Zone. But there are no dollars yet for extensions and amendments to the Neighborhood Plans.

Leman explained the Citizen CIP Nomination Form that the CNC Budget Committee is developing with the help of staff from the Dept. of Finance and Budget.

Wall pointed out that the proposed NBDS building code and zoning changes appear to pull away from the Comprehensive Plan principal of urban villages residential densification and smart growth strategies. The proposed changes appear to bring residential and commercial densification to neighborhoods outside of the urban villages.

It was noted that Councilmember Peter Steinbrueck, Chair of the Urban Planning Committee has categorized the proposed code/zoning changes into short-term adoption items and longer-term consideration items.

Wall outlined the considerations that the CNC Neighborhood Planning Committee have developed regarding the NBDS and the proposed building code/zoning changes.

Lane Ross reviewed the Public Safety Forum progress.

Chris Leman and Dennis Ross reviewed their plans for the October 11 CNC Candidates Night to cover the City Council races.

Committee Reports:

Neighborhood Planning (other topics) - Wall reported on planning for a CNC Parking Forum. She pointed out the importance of the work DON is doing in maintaining a list of Neighborhood Plan stewardship organizations.

NMF – The Mayor announced Large Project Fund awards on July 6th. The recommendations now go to City Council for its approval.

CIRP (Library Bond Issue Oversight Committee) - Emily Wheeler reported on the proceedings.

The next meeting of CNC is to be on Sept. 26, 2005 and will feature guest Gil Kerlikowski, Seattle Chief of Police.